

**MINUTES OF  
FAIRFAX COUNTY PLANNING COMMISSION  
THURSDAY, JANUARY 9, 2003**

PRESENT: Walter L. Alcorn, Commissioner At-Large  
John R. Byers, Mount Vernon District  
Frank A. de la Fe, Hunter Mill District  
Joan M. DuBois, Dranesville District  
Janet R. Hall, Mason District  
John B. Kelso, Lee District  
Ronald W. Koch, Sully District  
Ilryong Moon, Commissioner At-Large  
Peter F. Murphy, Jr., Springfield District  
Linda Q. Smyth, Providence District  
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Suzanne F. Harsel, Braddock District

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The meeting was called to order at 8:15 p.m. by Chairman Peter F. Murphy, Jr.

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**COMMISSION MATTERS**

Commissioner de la Fe announced that on Wednesday, January 15, 2003 the Planning Commission would review the architectural renderings and landscape plans for the Sallie Mae Headquarters at the Reston Town Center.

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON RZ-2002-PR-031, ERNESTO AND NILA M. CASTRO, TO A DATE CERTAIN OF JANUARY 29, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Moon not present for the vote; Commissioner Harsel absent from the meeting.

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Commissioner Smyth noted that the public hearing on PCA-84-D-049-5 and FDPA-84-D-049-6, TYSONS II LAND COMPANY, LLC, had been deferred from January 16, 2003 to February 26, 2003.

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Chairman Murphy reminded Commissioners that their financial disclosures forms were due on January 15, 2003. He also noted that the election of officers for the Planning Commission would be held on the same date.

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FS-V02-23 - NEXTEL COMMUNICATIONS - 7956 Twist Lane

Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY NEXTEL COMMUNICATIONS OF THE MID-ATLANTIC AT 7956 TWIST LANE IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE *CODE OF VIRGINIA*.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Alcorn, Moon and Koch not present for the vote; Commissioner Harsel absent from the meeting.

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RZ-2002-MV-026 - S & R DEVELOPERS INC. (Decision Only)

(The public hearing on this application was held on January 8, 2003. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD OF SUPERVISORS APPROVE RZ-2002-MV-026, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JANUARY 9, 2003.

Commissioners Wilson and Kelso seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, Moon and Koch not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE MINIMUM DISTRICT SIZE FOR AN R-3 CLUSTER.

Commissioner Wilson seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, Moon and Koch not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Byers MOVED THE PLANNING COMMISSION RECOMMEND THE BOARD APPROVE A WAIVER OF THE PROVISIONS OF PARAGRAPH 4, SECTION 2-309 TO ALLOW CLUSTER DEVELOPMENT WITH AN OPEN SPACE OF LESS THAN ONE ACRE.

Commissioner Wilson seconded the motion which carried by a vote of 7-0-1 with Commissioner Smyth abstaining; Commissioners Alcorn, Moon and Koch not present for the vote; Commissioner Harsel absent from the meeting.

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CSP-C-696 - DSV DULLES FOX MILL LP (Decision Only)

(The public hearing on this application was held on December 11, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION APPROVE CSP-C-696, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 9, 2003, WITH THE DELETION OF CONDITION NUMBER 4.

Commissioner DuBois seconded the motion which carried by a vote of 5-0-4 with Commissioners Hall, Koch, Murphy and Wilson abstaining; Commissioners Alcorn and Moon not present for the vote; Commissioner Harsel absent from the meeting.

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S02-III-BR1 - OUT-OF-TURN PLAN AMENDMENT (Decision Only)

(The public hearing on this application was held on October 16, 2002. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Koch MOVED THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THE APPROVAL OF OUT-OF-TURN PLAN AMENDMENT S02-III-BR1 AS SET FORTH IN THE STAFF'S RECOMMENDATION DATED JANUARY 9, 2003.

Commissioners Kelso and de la Fe seconded the motion which carried by a vote of 6-0-4 with Commissioners Alcorn, Byers, Hall and Murphy abstaining; Commissioner Moon not present for the vote; Commissioner Harsel absent from the meeting.

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ORDER OF THE AGENDA

In the absence of Secretary Harsel, Chairman Murphy established the following order for the agenda items:

1. 2232-Y02-17 - FAIRFAX COUNTY FACILITIES MANAGEMENT DIVISION
2. SEA-80-P-078-12 - INOVA HEALTH CARE SERVICES
3. SEA-85-L-059-5 - BSI, INC., T/A BROWNE ACADEMY
4. 2232-M02-10 - SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY  
SE-2002-MA-020 - SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY

5. 2232-Y02-18 - FAIRFAX COUNTY PUBLIC SCHOOLS
6. APR-97-III-9UP and APR-97-III-47UP

This order was accepted without objection.

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2232-Y02-17 - FAIRFAX COUNTY FACILITIES MANAGEMENT  
DIVISION - Appl. to install lights and other related improvements for  
existing ball fields located next to the Chantilly Regional Library at 4000  
Stringfellow Rd., Chantilly. Tax Map 45-1 ((1)) 7 pt. SULLY DISTRICT.  
PUBLIC HEARING.

Mr. David Jillson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended the Planning Commission find the application to be substantially in accord with the provisions of the adopted Comprehensive Plan.

In response to a question from Commissioner de la Fe, Mr. Jillson said the applicant could better explain the applicant's rationale for requesting that the ball field lights be turned off at 10:00 p.m.

Responding to a question from Commissioner Wilson, Mr. Jillson said that the applicant was aware of a pending Zoning Ordinance amendment on outdoor lighting which would include provisions for recreational field lighting, but had nevertheless filed the subject application. He added that the applicant would have to comply with the provisions of the amendment if the lights had not been installed at the time the new Ordinance went into effect.

Mr. Luis Lopez, Facilities Management Division, Department of Public Works and Environmental Services, introduced John McBride, Esquire, legal counsel for the Chantilly Youth Association (CYA), the organization which developed and maintained the ball fields and would fund the lighting.

Mr. McBride stated that CYA was a group of approximately 5,000 families located in the Sully, Hunter Mill and Springfield Districts. He said two of the lighted ball fields would accommodate approximately 700 9-12 year old Little League ball players, and that the third field, which would not be lighted, would accommodate younger children. He explained that much volunteer time, effort and money had been involved in the development of these ball fields since 1989 and the only thing left to accomplish was to add lights and a scoreboard. Addressing the issue raised by Commissioner Wilson, Mr. McBride said because CYA wanted to get the ball fields lit and the scoreboard up before the fall season began, they could not wait for the adoption of a new Ordinance. He said it was believed that the proposed lighting would meet or exceed any new standards adopted. He pointed out that the lights would have an automatic cut-off and the fields would not be lighted unless scheduled for use through the Recreation Department for practice or games. Responding to Commissioner de la Fe's question about the hours the fields would be lighted, he said

originally a cut-off time of 11:00 p.m. had been proposed, but after concerns had been expressed by the neighborhood, the cut-off time had been changed to 10:00 p.m. He said although CYA would prefer 10:30 p.m., they were willing to agree to 10:00 p.m. in order to accommodate the desires of the nearest residents. He submitted for the record a petition signed by 541 residents in support of the lighting of the fields. He recognized Little League ball players and their parents who were in the audience.

In response to a question from Commissioner Koch, Mr. McBride said Chantilly High School, located across the street from the subject fields, had football, baseball and softball fields' lights which were not shielded and were higher than the proposed lighting, and that in his opinion, the lights at the subject fields would not be any more intrusive than those lights. Responding to another question from Commissioner Koch, Mr. McBride said that a 102 foot buffer existed between the ball fields and the lot line of the nearest residence.

Responding to a question from Commissioner Wilson, Mr. McBride said a predetermined number of lights would go off fifteen minutes before the final cutoff, allowing coaches to wind down or end the game.

Chairman Murphy called the first listed speaker and recited rules for testimony before the Commission.

Mr. Tom Hurt, 13379 Brookfield Court, Chantilly, said he lived 81 feet from the homerun fence of ball park two. He said he disagreed with the statement of Mr. McBride that the lights at the CYA fields would not be any brighter than the lights at the Chantilly High School fields. He said he was opposed to the application because it was not in compliance with the Noise Ordinance, a detailed lighting plan had not been presented, the site was too small for the proposed use, and it would have an adverse affect on property values. He requested that the application be resubmitted with a lighting plan and a requirement that all Noise Ordinance provisions must be met. A copy of his presentation is in the date file.

In response to a question from Commissioner Hall, Mr. Hurt said he would prefer that the lights be turned off at 9:00 p.m.

Mr. Roy Higashi, 13381 Brookfield Court, Chantilly, said he was very concerned about noise, especially in the evenings, which would be generated by the ball fields. He said even without the lights, noise from the fields could be heard from every room of his house, including the basement. He said he was also concerned about the possibility that the use of the fields would be intensified, and once they were controlled by the Park Authority, the lighting hours could be extended.

Chairman Murphy explained to Mr. Higashi that if the application was approved with the stipulation that the lights would be turned off at a certain time, it would be enforced, regardless of who had jurisdiction over the fields.

In response to a question from Commissioner Hall, Mr. Higashi said the fields existed when he purchased his home two years ago.

Ms. Leslie Caron Higashi, 13381 Brookfield Court, Chantilly, said the noise from the ball fields, including spectator noise and noise from car radios, was intrusive to the quiet enjoyment of her home, especially in the evenings.

Commissioner Koch pointed out to Ms. Higashi that there were very few citizens in attendance at tonight's meeting opposing the application and said he assumed it was because the proposal was acceptable to them. Ms. Higashi said because her house was directly behind the ball fields, she would be the most affected resident. Responding to a question from Commissioner Smyth, Ms. Higashi identified the location of the parking lot and once again said noise from car radios was very intrusive.

Mr. Emerson Cale, 4427 Majestic Lane, Fairfax, President, Greenbriar Civic Association, expressed support for the proposed development.

Mr. James Katcham, 6410 Sutler Store Court, Centreville, West Fairfax County Citizens Association, said the Association supported the application and noted that very little opposition to it had been received.

Mr. Hal Strickland, 4373 Majestic Lane, Fairfax, Sully District representative on the Park Authority Board, also expressed support for the application.

Mr. Ralph Wills, 13105 Melrae Court, Fairfax, President, Chantilly Youth Association, said ball fields were a scarce commodity in the County and approval of the application would allow better utilization of the existing fields. He said the Youth Association wanted to be a good neighbor and said neighbors were welcome to contact him at any time with their concerns. He said he would relay a message to coaches and parents that noise from the school parking lot presented a problem to the neighborhood and ask them for their cooperation in reducing the noise.

Commissioner Byers agreed that noise from ball fields could be intrusive and encouraged Mr. Wills to get the word out to parents to curtail their cheering. Chairman Murphy commented that it would be a very difficult to control cheering by parents and said it was part of the game. He added that more recreational facilities, including lighted fields, were needed in Fairfax County for both children and adults, and said he supported the application.

Commissioners Kelso and DuBois both said they could hear noise from ball fields near their homes and did not find it intrusive.

Mr. Wills responded to questions from Commissioner Wilson about the possibility of curtailing the use of lighted fields on weeknights and the use of loudspeakers at games.

There were no further speakers; therefore, Chairman Murphy called upon Mr. McBride for a rebuttal statement.

Mr. McBride said that the lights were very expensive and for CYA to justify the cost, they needed the ability to conduct two extra games a night, which required use of the fields up to 10:00 p.m.

Commissioner Smyth commented that while the neighbors could probably manage to put up with the noise from cheering, extraneous noise, such as that caused by car doors slamming and loud radios, should be reduced. Mr. McBride said neighbors had the phone numbers and e-mail addresses of CYA officials and could call them to report problems.

In response to a question from Commissioner Wilson, Mr. McBride said that it would not be necessary to cut down any trees to accommodate the light poles.

There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this application. (A verbatim transcript is in the date file.)

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Commissioner Koch MOVED THAT WE FIND 2232-Y02-17 IN SUBSTANTIAL ACCORD WITH THE COMPREHENSIVE PLAN AND IN ACCORD WITH *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED.

Commissioner Hall seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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SEA-80-P-078-12 - INOVA HEALTH CARE SERVICES - Appl. under Sect. 3-1204 of the Zoning Ordinance to amend SE-80-P-078 previously approved for a medical care facility to permit building additions and site modifications. Located at 3300 Gallows Rd. on approx. 59.10 ac. of land zoned R-12. Tax Map 49-3 ((1)) 136C, 136C1; 59-2 ((1)) 1A pt., 1B pt., 1C pt., 1D and 1E. PROVIDENCE DISTRICT. PUBLIC HEARING.

Timothy Sampson, Esquire, with Walsh, Colucci, Stackhouse, Emrich and Terpak, PC, reaffirmed the affidavit dated November 2, 2002. There were no disclosures by Commission members.

Ms. Mary Ann Godfrey, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Mr. Sampson stated that the applicant was seeking approval to add an additional floor to the Heart Institute, a state-of-the-art heart center, which was currently under construction at the

Fairfax Hospital campus. He said subsequent to approval of the original special exception application in November 2000, the hospital received a certificate of public need to add cardiovascular operating rooms to the hospital campus. He explained because these new operating rooms would be located at the Heart Institute, an additional floor was needed. He said the maximum height of the building would increase from 80 feet to 100 feet with the addition of 42,600 square feet of floor space. He noted that approval was also being sought for the addition of two levels of above-grade parking to the approved structure, which would provide an additional 1,500 parking spaces; the construction of a small grounds building located next to the garage; and the reestablishment of the previously approved gross floor area for student housing. He said the application had the support of staff, the community, and the Health Care Advisory Board, and requested a favorable recommendation.

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. The Commission had no comments or questions and staff had no closing remarks, therefore he closed the public hearing and recognized Commissioner Smyth for action on this application. (A verbatim transcript is in the date file.)

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Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SEA-80-P-078-12, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED DECEMBER 4, 2002, CONTAINED IN ATTACHMENT 1.

Commissioners Byers and Hall seconded the motion which carried unanimously with Commissioners Koch and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND REAFFIRMATION OF PREVIOUSLY APPROVED MODIFICATIONS OF TRANSITIONAL SCREENING AND A WAIVER OF BARRIER REQUIREMENTS IN FAVOR OF THAT SHOWN ON THE SEA PLAT, SUBJECT TO DEVELOPMENT CONDITIONS CONTAINED IN ATTACHMENT 1.

Commissioners Byers and Hall seconded the motion which carried unanimously with Commissioners Koch and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Smyth MOVED THAT THE PLANNING COMMISSION RECOMMEND REAFFIRMATION OF A WAIVER OF THE TRAIL REQUIREMENT ALONG GALLOWS ROAD IN FAVOR OF THE EIGHT-FOOT WIDE SIDEWALK DEPICTED ON THE SEA PLAT.



Commissioners Hall and Byers seconded the motion which carried unanimously with Commissioners Koch and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

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SEA-85-L-059-5 - BSI, INC., T/A BROWNE ACADEMY - Appl. under Sect. 3-404 of the Zoning Ordinance to amend SE-85-L-059 previously approved for a private school of general education to permit a nursery school and child care center, change in development conditions and site modifications. Located at 5917 Telegraph Rd. on approx. 10.21 ac. of land zoned R-4. Tax Map 82-4 ((1)) 31A and 32. LEE DISTRICT. PUBLIC HEARING.

Grayson Hanes, Esquire, with Reed Smith, LLC, reaffirmed the affidavit dated December 6, 2002. There were no disclosures by Commission members.

Commissioner Kelso asked that Chairman Murphy ascertain whether or not there were any speakers present to testify in opposition to this application. There were none, therefore, Commissioner Kelso requested that the staff report and the applicant's presentation be waived. No objections were expressed; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Kelso for action on this application. (A verbatim transcript is in the date file.)

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Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-85-L-059-5, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JANUARY 8, 2003.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Byers and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IN FAVOR OF THAT SHOWN ON SHEET 2 OF THE SEA PLAT.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Byers and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

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2232-M02-10 - SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY LLC - Appl. under Sects. 15.2-2204 and 15.2-2232 of the

*Code of Virginia* to permit a telecommunications facility (flagpole/monopole). Located at 8914 Little River Tnpk. on approx. 1.71 ac. of land zoned R-1. Tax Map 58-4 ((1)) 62. (Concurrent with SE-2002-MA-020.) MASON DISTRICT.

SE-2002-MA-020 - SPRINT PCS/APC REALTY AND EQUIPMENT COMPANY LLC - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a public benefit association (Annandale Volunteer Fire Department) and a telecommunications facility (flagpole/monopole). Located at 8914 Little River Tnpk. on approx. 1.71 ac. of land zoned R-1. Tax Map 58-4 ((1)) 62. (Concurrent with 2232-M02-10.) MASON DISTRICT. JOINT PUBLIC HEARING.

Janet Brown, Esquire, with Jackson and Campbell, reaffirmed the affidavit dated December 12, 2002. Commissioner Kelso disclosed that a family member was employed by Sprint PCS; therefore, he recused himself from the public hearing.

Ms. Mary Ann Godfrey, Zoning Evaluation Division, Department of Planning and Zoning (DPZ), presented the staff report for SE-2002-MA-020, a copy of which is in the date file. She noted that staff recommended approval of the application. Mr. David Jillson, Planning Division, DPZ, presented the staff report for 2232-M02-10, a copy of which is in the date file. He noted that staff recommended the Planning Commission find the proposed facility to be in substantial accord with the adopted Comprehensive Plan.

In response to a question from Chairman Murphy, Commissioner Hall said a development condition concerning noise from flying two flags had been added in response to concerns expressed by neighbors. She added that she would be deferring a decision on these applications after the close of the public hearing.

Ms. Brown stated that the applicant proposed to replace an existing flagpole with two flags at the Annandale Volunteer Fire Station with an 80 foot telecommunications flagpole. She described the surrounding area and said the nearest residences were located approximately 325 feet from the proposed site. She said the flagpole would not appear as a solitary or prominent structure because there were utility poles, light poles and traffic signals in the area. She showed photos of the area as well as a photo simulation of the flagpole in front of the fire station. She noted that no suitable alternative sites were available and that the Mason District Land Use Committee had recommended unanimous approval of the applications. She said two balloon tests had been conducted, one in September, and one in December, when the trees were without leaves. She said the applicant had worked closely with the Mantua and the Pine Ridge Civic Associations. She explained that discussions had taken place concerning a trial period of illuminating the American flag with ground-mounted lighting pointing upward which would allow the flag to remain flying 24 hours a day rather than raising and lowering it each day. She said either option was acceptable to Sprint, and that the applicant would defer to the community, the Planning Commission and the Board of Supervisors on this issue. She noted that fire station officials were in favor of a trial period, although the community had been unable to come to an agreement on

this issue. In conclusion, Ms. Brown said the location was the best site for the pole from a land use perspective, would eliminate coverage gaps in the area, and provide enhanced emergency communications services for the fire station. She requested favorable consideration.

Ms. Godfrey responded to a question from Commissioner Byers about Development Condition Number 11 concerning the replacement of the flag. In response to another question from Commissioner Byers, Ms. Brown explained that in this case, erecting shorter poles closer together would not provide needed coverage due to the terrain and land elevation.

Chairman Murphy called the first listed speaker and reviewed the rules for testimony before the Commission.

Mr. John Fox, 7313 Auburn Street, Annandale, representing the Annandale Volunteer Fire Department, said that the ability to communicate via cell phones was essential for public safety and that a gap in coverage existed in the vicinity of the fire station. He explained that the fire station depended on the use of cell phones as a backup to their primary communications system. He said a lighted flag was flown at the station at the present time and that raising and lowering a flag each day would present a problem when firemen were on a call and could not take it down at night, which he said would not go unnoticed by citizens, especially veterans. He requested that the flag be lighted for a trial period and if it presented a problem to the neighbors, the lights would be turned off. He pointed out that all revenue generated by the facility would be used for public safety benefit, saving tax dollars.

Mr. Gary Denkinger, 3915 Laro Court, Fairfax, speaking on behalf of the Ridgelea Hills Community Association and Laro Court residents, the neighborhoods which would be the most affected visually and aesthetically by the monopole's appearance and maintenance, expressed support for an unlit monopole, subject to revised development conditions circulated tonight. He said if the pole was illuminated in any way, either on a trial or permanent basis, both groups would withdraw their support and request that the application be denied.

In response to a question from Commissioner Byers, Mr. Denkinger said that he had nothing against the American flag, but was concerned about a large lighted flag flapping in the wind outside his window.

Responding to a question from Commissioner DuBois, Mr. Denkinger said although his primary concern was lighting, noise was also a concern.

In response to a question from Commissioner Hall, Mr. Denkinger said that he felt once lighting was installed it would be very difficult to have it removed. He said the community might be willing to consider a trial period if a development condition could be written in such a way as to ensure that the lighting equipment would be removed. He said, however, that after struggling to write such a condition, they had been unable to come up with language that provided the assurance they wanted.

Commissioner Wilson commented that the development condition concerning noise was subjective and needed to be rewritten so that it contained enforceable noise standards understandable and agreeable to all parties. Mr. Denkinger agreed and said he would give thought to this matter.

Mr. Scott Ulrey, 3912 Laro Court, Fairfax, the closest property owner to the fire station, said he supported the applicant's proposal, subject to revised development conditions. He said he did not support any lighting of the pole whatsoever and requested that the applicant's proposal be denied if lighting was ultimately proposed. He said he wanted the pole to be as inconspicuous as possible and having it lit like a billboard within sight of his bedroom window would have an adverse impact on his family. He said the trial balloons were well above the tree line, and while no one was opposed to the American flag, it would represent an intrusion to his private, secluded neighborhood.

Ms. Fran Wallingford, 3311 Mantua Drive, Fairfax, representing the Mantua Citizens Association and the Pine Ridge Citizens Association, briefly reviewed the history of attempts to place a monopole at this site. She said the Mantua Citizens Association did not object to the proposal, provided the concerns of neighboring citizens were addressed satisfactorily, but that it did not support the lighting of the flag in any manner or a flagpole without a flag. Representing the Pine Ridge Civic Association, Ms. Wallingford said that the Association had voted unanimously to support Sprint's unlit flagpole request, with the understanding that the addition of any lighting, either on a permanent or temporary trial basis, would cause their support to be withdrawn. She said neither Association had had an opportunity to review the new development conditions distributed this evening and requested that the decision be deferred to allow time to do so.

Chairman Murphy noted that Ms. Wallingford had served on the Telecommunications Task Force.

Commissioner Hall noted that she would be deferring a decision on this matter for two weeks.

In response to a question from Commissioner Wilson, Ms. Wallingford said that she supported the development condition requiring a reassessment after one year of flying two flags. She also said the community was concerned about noise the flags might create because it was not known how they would be hung.

Ms. Brown responded to a question from Chairman Murphy about the possibility that the way the flag was mounted could cause noise. Commissioner DuBois commented that she was not aware of any complaints about noise from a flag on a telecommunications facility on the Eaton tract in the Dranesville District and asked Ms. Brown if she knew how that flag was mounted. Ms. Brown responded that she believed a pulley device was used to raise and lower that flag.

Ms. Donna Heath, 13502 Nickleback Court, Herndon, said that the ability to communicate via cell phones was critical and cited an example of a citizen in distress who had been unable to use

his cell phone because of a gap in coverage in the subject area. She also said that the light on the existing flagpole at the Annandale Fire Station had been out.

In response to a question from Chairman Murphy, Mr. Fox said the light on the existing flagpole was illuminated from the ground up. Ms. Brown added that one of the lights on the front of the fire station building above the doors could be turned to shine on the existing 40-foot flagpole, but that this would not work for a flag on the proposed facility.

Ms. Mary Lou Carter, 3917 Laro Court, Fairfax, said she had lived in Ridgelea Hills for 17 years and although there were lights around the flagpole, she had never seen the flag itself illuminated with a spotlight, and it was not taken up and down. She pointed out that lighting the telecommunications flagpole would adversely impact her neighborhood and suggested that a motorized device be used to raise and lower the flag. She said noise created by a flag 8 feet by 12 feet on an 80-foot pole was not a trivial matter.

Chairman Murphy commented that a telecommunications flagpole had recently been approved in the Springfield District and noise had not been an issue. He said the purpose of this type of telecommunications device was to keep monopoles out of residential communities and to do so required compromises.

Commissioner Wilson explained to Ms. Carter that a large flag was necessary to keep it proportionate with the pole. Ms. Carter said she understood that and pointed out that she supported an unlit flagpole.

Chairman Murphy requested that the applicant provide an explanation to the Commission about how the flag would be raised and lowered before a decision was made on this application.

Commissioner Hall commented that the community had come far since the first proposal for a 150 foot monopole, and were in support of a pole at the fire station, but that issues of noise and lighting needed to be worked out.

In response to a question from Commissioner Smyth, Ms. Godfrey said that Development Condition Number 14 needed to be revised to delete the words "...of the roof and penthouse..." from the last sentence.

Responding to a question from Commissioner Hall concerning Development Condition Number 5 which stated that "No siren shall be permitted in conjunction with the fire station use.", Ms. Godfrey said that condition had been imposed when the special permit application had originally been approved allowing a fire station on this site, and it had been carried forward.

Commissioner Hall recalled Mr. Fox to the podium to clarify this condition. Mr. Fox said that no sirens were allowed on the fire house itself, only on the equipment. He said a siren on the building had been used in the past to alert volunteers of an emergency situation when the station had no paid personnel. Commissioner Hall said this condition should be revised to state that there would be no siren mounted on the building.

There were no further speakers; therefore, Chairman Murphy called upon Ms. Brown for a rebuttal statement.

Ms. Brown said the flags would be no more than 8x12 feet as stated in the development conditions. She noted that engineering drawings showed a distance of between 300-325 feet from the flagpole to the nearest house. She said because the pole was about ten feet above the tree line on the eastern side, the American flag would be visible. She explained that the applicant was willing to work further on the issue of lighting, which at this time was proposed to be two ground-mounted, narrow-beamed spotlights of no more than 150 watts each. She said there were no specific rules or regulations on an appropriate amount of lighting for a flag, only that it must be properly illuminated if it stayed up at night. She said a light on the fire house illuminated the existing flag but that a taller pole would need more lighting; however, it would not shine in the direction of the residences. She said the applicant would continue to work with staff, the Planning Commission and the community to address this issue.

Commissioner Hall reiterated Chairman Murphy's request that the applicant provide the Commission with specific information on how the flag would be raised and lowered.

At Commissioner Alcorn's request, Mr. Jillson said he would find out if there was anything in the Comprehensive Plan which addressed the impact of lighted telecommunications poles on dark sky policy.

There were no further comments or question from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Harsel for action on these applications. (A verbatim excerpt is in the date file.)

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON 2232-M02-10 AND SE-2002-MA-020 TO A DATE CERTAIN OF JANUARY 23, 2003, WITH THE RECORD TO REMAIN OPEN FOR ANY WRITTEN COMMENT.

Commissioners Alcorn and Byers seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioner Harsel absent from the meeting.

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The Commission recessed at 11:00 p.m. and reconvened in the Board auditorium at 11:15 p.m.

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2232-Y02-18 - FAIRFAX COUNTY PUBLIC SCHOOLS - Appl. to establish and construct a school bus parking facility on Stonecroft Blvd.

near Willard Rd., Chantilly. Tax Map 43-2 ((1)) 1A pt. SULLY DISTRICT.  
PUBLIC HEARING.

Mr. David Jillson, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended the Planning Commission find the proposed facility to be substantially in accord with the adopted Comprehensive Plan.

Commissioner Koch noted that he would be deferring a decision on this application at the close of the public hearing.

In response to a question from Commissioner Alcorn, Mr. Jillson said he was aware of no archeological issues associated with this application.

Mr. Sunny Sarna, on behalf of Fairfax County Public Schools (FCPS), said infrastructure, built by the School Board with bond money, was available on the 10.5 acre site to support the proposed facility. Mr. Sarna said the antennas would be used for communications between radio dispatchers and school bus drivers and would be mounted on a pole that looked like telephone poles seen along the road.

Responding to a question from Commissioner Alcorn, Mr. Sarna said although the site was unimproved at the present time, stormwater management ponds built when Westfield High School had been constructed were designed to accommodate impervious areas. Commissioner Alcorn requested that Mr. Sarna contact the Park Authority concerning archeological issues.

In response to a question from Commissioner Wilson, Mr. Jillson said that as far as land use was concerned, the subject facility was similar to a telecommunications facility, although it would be used for FCPS communications rather than cellular communications.

Responding to a question from Commissioner Wilson, Mr. Sarna said the communications pole would most likely be between 30-35 feet instead of the originally proposed 45 feet, and that the light poles would also be between 30-35 feet. At Commissioner Wilson's request, Mr. Sarna said he would provide the Commission with a diagram showing where the light poles would be located.

In response to a question from Commissioner Koch, Mr. Sarna said the majority of the buses would exit the facility via Route 28 and Route 50.

Chairman Murphy called for speakers from the audience.

Mr. Gilbert Kesser, 14317 Brookmere Drive, Centreville, expressed opposition to the application for the following reasons: the proposed facility, which would be located near the planned recreation center and Westfield High School, would jeopardize the safety of people using those two facilities; school bus traffic would add to the already congested conditions on Stonecroft and

Westfield Boulevards; the proposed use would be improper for the site which overlooked a small scenic valley; and adjacent neighbors had not been notified.

In response to a question from Chairman Murphy, Mr. Kesser said he realized school buses needed to be parked somewhere, but he was opposed to the use of the subject property for that purpose.

Mr. James Katcham, 6410 Sutler Store Court, Centreville, West Fairfax County Citizens Association, said the Association voted unanimously to support the application, with the following recommendations: that down-cast, shielded lighting be used; the barbed wire surrounding the facility be screened; traffic in the business area be minimized; and the transportation analysis be reviewed to ensure that it was accurate and complete.

Responding to a question from Commissioner Smyth, Mr. Jillson said the fence would be a six-foot tall vinyl-clad chain link fence with several strands of barbed wire running along the top of the fence, although FCPS was looking into the use of an alternative type of fencing material. In response to another question from Commissioner Smyth, Mr. Jillson said the landscaping would be on the street side of the fence.

Commissioner Wilson pointed out that although the staff report said the lights should minimize glare, it did not state that they should be shielded or downward cast, and suggested that these conditions be added.

There were no further speakers; therefore, Chairman Murphy called upon Mr. Sarna for a rebuttal statement.

Mr. Sarna stated that the Fairfax County Department of Transportation had reviewed the application and based on the fact that vehicles would be entering and leaving the site throughout the day, had determined that the impact to the area road network would be within acceptable norms. He explained that the entire facility needed to be secured to ensure the safety of the buses. He said an eight-foot metal fence with a wrought iron appearance and pointed tops would be used along the front of the property with a six-foot chain link fence with barbed wire along the back and other areas where it would not be visible. He said FCPS would like to have the flexibility to be able to put landscaped screening either on the inside or the outside of the ornamental fencing. He said some trees along the northern corner of the property, consisting primarily of evergreen trees between 15-20 years of age, could be saved and that a row of evergreen trees would be planted along Stonecroft Boulevard which would screen the employee parking lot. He also noted that the parking area would have landscaped islands and that buses would be parked in such a manner as to decrease their visibility as much as possible.

In response to a question from Commissioner Smyth, Mr. Sarna said that a fuel facility would be located on the subject property and operated by the County, and that fuel would be delivered approximately once a week.



Chairman Murphy commented that while bus parking lots needed to be secure, he did not recall the use of barbed wire fencing at the West Ox Road facility. Mr. Sarna said he believed that it was, but that he would find out for certain. He explained that the reason barbed wire was used was because buses were often vandalized.

In response to a question from Commissioner Wilson, Mr. Tim Parker, Transportation Services, FCPS, said the 50-75 employees who would work at the subject facility were currently housed at seven locations across the County.

There were no further comments or questions from the Commission and staff had no closing remarks, therefore, Chairman Murphy closed the public hearing and recognized Commissioner Koch for action on this application. (A verbatim excerpt is in the date file.)

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Commissioner Koch MOVED THAT WE DEFER FOR DECISION ONLY 2232-Y02-18, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, TO JANUARY 15, 2003.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioner Harsel absent from the meeting.

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APR-97-III-9UP - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22, concerning approx. 22.09 ac. bounded by Coppermine Rd. to the s., approximately 600 ft e. of Horse Pen Rd. (Tax Map 15-4 ((1)) 10 ). The area is planned for mixed use at .50 to 1.0 FAR. The nomination requests mixed use with an option for residential use at a range of 12-16 du/ac. Recommendations relating to the transportation network may also be modified. HUNTER MILL DISTRICT.

APR-97-III-47UP - To consider proposed revisions to the Adopted Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22, concerning approx. 34.2 ac. bounded by Coppermine Rd. to the s. and bisected by River Birch Rd. (Tax Map 16-3 ((1)) 32B, 15-4 ((1)) 19, 20, and 35). The area is planned for mixed use at .50 to 1.0 FAR. The nomination requests residential use at 8-12 du/ac. Recommendations relating to the transportation network may also be modified. HUNTER MILL DISTRICT. JOINT PUBLIC HEARING.

Ms. Marianne Gardner, Planning Division (PD), Department of Planning and Zoning (DPZ), introduced Ms. Lindsay Mason, PD, DPZ, who presented the staff report, a copy of which is in

the date file. She noted that staff recommended approval of a staff alternative, as found on page 7 of the staff report.

Chairman Murphy called the first listed speaker.

Mr. Gareth Guvanasen, 2822 Mustang Drive, Herndon, expressed opposition to the nominations because existing schools and roads could not accommodate an increase in population. (A copy of his remarks is in the date file.)

Ms. Donna Heath, 13502 Nickleback Court, Herndon, President, McNair Farms West, Section 1, Homeowners Association, said although her community was adjacent to the subject property, they had not been notified by mail or invited to a meeting held by the developer to explain plans for the subject property. She cited numerous problems in the McNair Farms area, including streets, sidewalks and drains in need of repair, trees in need of removal or trimming, vandalism, trash dumping, unsafe driving conditions, lack of recreational facilities and parks, and commuter parking. She said the needs of the existing communities should be addressed before new development, especially high density development, occurred. She requested that the nominations be deferred, that development for this area be reconsidered, and that affected residents be properly notified of future plans for the area.

Commissioner Alcorn pointed out that 1.5 million square feet of office space was approved for the property and if the nominations were not approved, office development could result in approximately 4,800 commuters a day.

Mr. Thomas Gilmore, 2746 Copper Creek Road, Herndon, expressed opposition to the proposed Amendment because high density residential units would have an adverse affect on traffic conditions and school overcrowding. He recommended that the property remain planned for commercial office use. (A copy of his remarks is in the date file.)

Ms. Elizabeth Baker, with Walsh, Colucci, Stackhouse, Emrich and Terpak, PC, representing the nominators, Dulles Tech LLC and Coppermine Associates, LLC, explained that the nominations had been deferred since 1997 due to concerns about public facility deficiencies in Land Unit A. She said the nominators, who had worked closely together to address this issue, had agreed to provide 13 acres of the 56 acre site for an elementary school and to dedicate the 15 acre Merrybrooke Stream Valley to the Park Authority for passive recreation. She pointed out that there were 75 acres of undeveloped commercial land in this land unit and residential development would provide much needed housing in the area. In addition to the public use benefit, she said residential development would have less of a traffic impact than the currently planned and approved development. She said the developers had worked with the community and the nominations had the favorable recommendation of the Hunter Mill Land Use Committee. She said Ms. Heath had not been notified because she was not an adjacent property owner, but offered to meet with her to discuss her concerns.

In response to a question from Commissioner Wilson, Ms. Baker said the nominators were in agreement with staff's recommendation of residential use at 8-12 units per acre and would still include the school site if development occurred at the lower end of the range.

Mr. Bahman Batmanghelidj, PO Box 17194, Washington, DC, the developer of McNair Farms, expressed support for the nominations which he said would provide much needed residential development in the subject area. He predicted that Dulles Airport would become the principal airport on the East Coast creating many more jobs and that these workers would need housing. He said the road network in the area could accommodate traffic generated by the proposed development.

Mr. Ralph Duke, Pastor of Beacon Hill Church, which was adjacent to the subject property, expressed support for the nominations because they would allow a good mix of uses in the area, would be good for the economy, and would provide construction jobs.

Commissioner Alcorn commented that residential development would have less of an impact on traffic than the approved office development and that the number of students generated by residential development would be much lower than the capacity of the new school. He said he supported the nominations.

Commissioner DuBois said at the time these nominations were first heard, she was working in the Hunter Mill Supervisor's Office and the reason they had been deferred again and again was due to the lack of a school site. She commended the nominators.

Commissioner de la Fe apologized to Ms. Heath for not being notified of the community meetings held on these nominators. He explained that if these nominations were ultimately approved by the Board of Supervisors, many of the issues raised tonight could be addressed at the time rezoning of the property was requested.

There were no further speakers. The Commission had no further comments or questions; therefore, Chairman Murphy closed the public hearing and recognized Commissioner de la Fe for action on these items. (A verbatim excerpt is in the date file.)

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Commissioner de la Fe MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF THE STAFF ALTERNATIVE FOR APR ITEMS 97-III-9UP AND 97-III-47UP, AS FOUND ON PAGES 7 AND 8 OF THE STAFF REPORT. (This alternative adds an option for residential use at 8-10 dwelling units per acre provided the parcels are consolidated and other conditions are met, including dedication of an elementary school site and the Merrybrooke Run Stream Valley, buffering to adjacent properties and attention to site design and architecture.)

Commissioners DuBois and Alcorn seconded the motion which carried unanimously with Commissioner Kelso not present for the vote; Commissioner Harsel absent from the meeting.

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The meeting was adjourned at 12:35 a.m.  
Peter F. Murphy, Jr., Chairman  
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: December 1, 2004

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Linda B. Rodeffer, Clerk to the  
Fairfax County Planning Commission